



11 Bracken Close  
Dinnington, Newcastle Upon Tyne, NE13 7LY  
**Offers In The Region Of £325,000**



Trading Places



# 11 Bracken Close

Dinnington, Newcastle Upon Tyne, NE13 7LY

Trading Places are delighted to offer this beautifully presented, detached family home which is tucked away on a generously sized corner plot nestled in the pretty rural village of Dinnington. The very attractive three bedrooomed home has a large driveway to the front providing off-street parking for multiple cars, an integral garage for that extra storage space, and an impressive private garden to the rear which backs onto farmland offering fantastic privacy and tranquility. There is access to miles of scenic walking literally on the doorstep; making it an ideal property for those who enjoy walking, cycling and wildlife.

The property itself has been extensively refurbished and modernised to an exceptionally high standard and briefly comprises; Entrance Porch, spacious Hallway, large Living/Dining Room which has French doors that take you through to a light and airy conservatory with access to the attractive garden. To finish the ground floor there is also a lovely, fully fitted kitchen with contemporary farm house style units in an attractive duck egg blue, and access through to the garage. On the First floor there are Two Good Sized Double Bedrooms, one with fantastic country views, a Single Bedroom and a Bathroom.

Dinnington is within close proximity to well regarded schools and established walking routes/bridle paths, as well as being close to Newcastle International Airport with great road and public transport links to Newcastle city Centre, the A1 and the beautiful village of Ponteland.

Nestled in an enviable position on a quiet cul-de-sac and boasting the gorgeous rear garden makes this property a must see. Contact Trading Places on 0191-2511189 to arrange your private viewing. EPC Rating D. Freehold.



Porch

Entrance Hallway

Living/Dining Room

22'3" x 13'9" (to the longest point) (6.80m x 4.21m (to the longest point))

A large, tastefully decorated living and dining room with a good-sized bay window to the front. Door to the conservatory and kitchen.

Kitchen

18'6" x 8'6" (5.65m x 2.61m)

A lovely, fully fitted kitchen with contemporary farm house style units in an attractive duck egg blue. Provides access through to the garage and door to the rear garden.

Conservatory

18'2" x 9'4" (5.54m x 2.86m)

Accessed via French doors from the living/dining room, this spacious conservatory allows for ample natural light and provides access to the rear.





## First Floor Landing

### Bedroom One

11'0" x 10'5" (3.37m x 3.19m)

A good-sized double bedroom overlooking the rear elevation which showcases fabulous views of the garden and farmers fields.



### Bedroom Two

10'11" x 11'5" (3.34m x 3.48m)

Another spacious double bedroom which overlooks the front elevation.

### Bedroom Three

7'1" x 8'9" (2.18m x 2.68m)

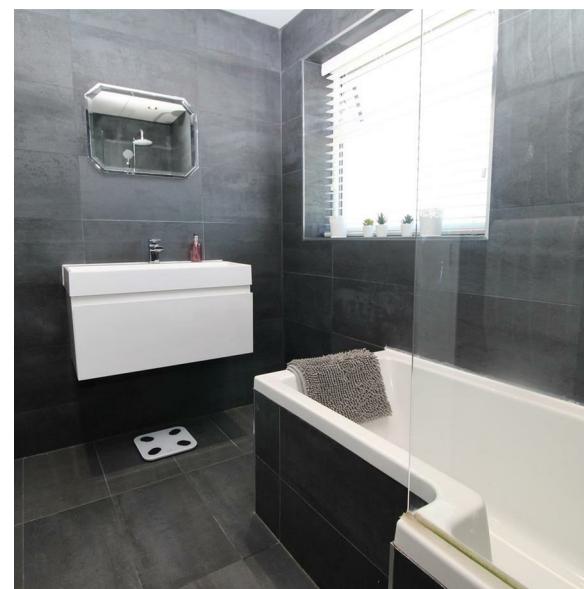
A lovely single bedroom overlooking the front elevation.

### Bathroom/WC

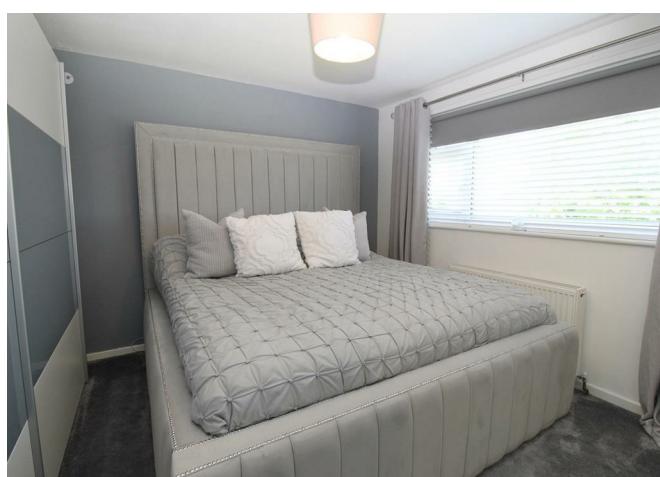
8'8" x 5'11" (2.65m x 1.81m)

### External

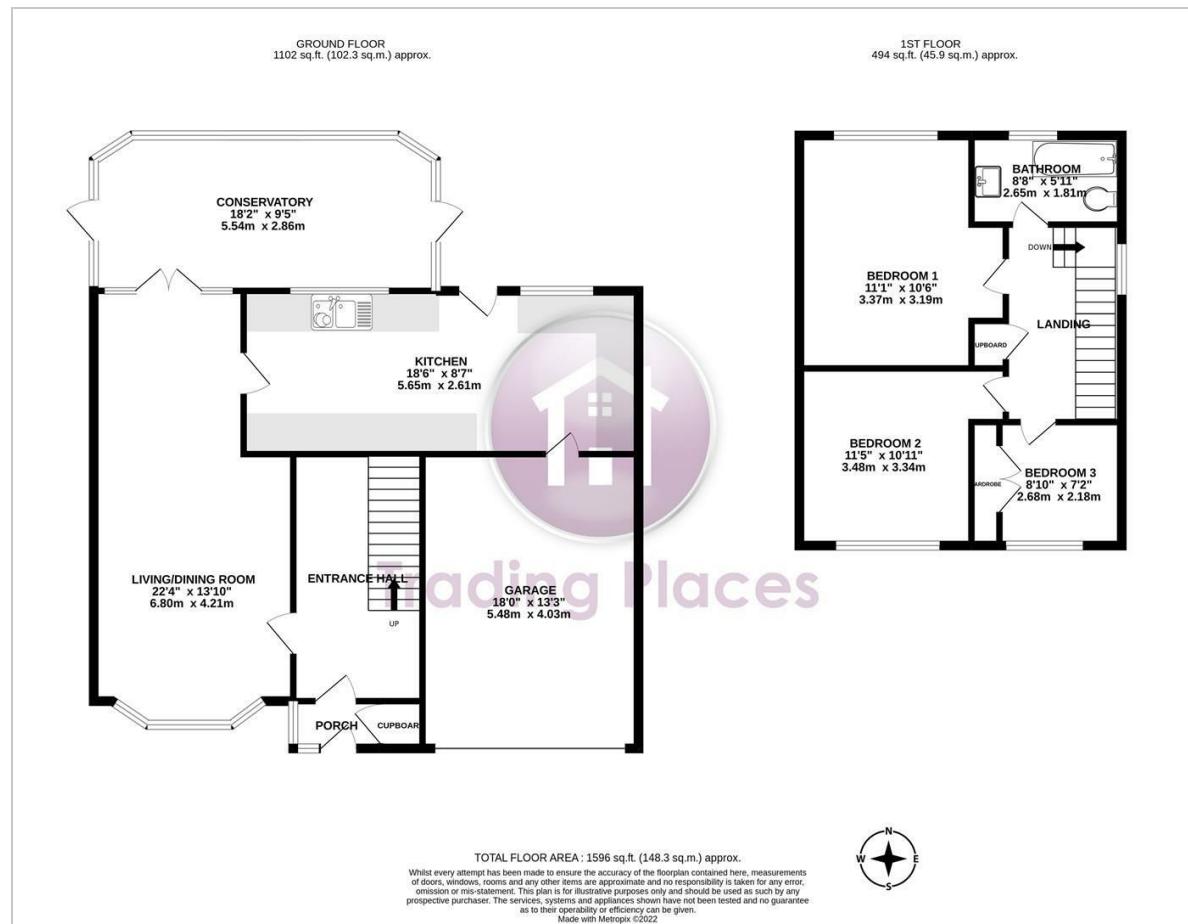
To the front of the family home is a large driveway which provides space for four cars. To the rear is an impressive, carefully maintained garden ideal for family use, with both lawn and patio areas allowing ample space for outdoor dining and entertaining.



### Garage



## Floor Plan



## Area Map



## Viewing

Please contact our Trading Places Office on 0191 251 1189

if you wish to arrange a viewing appointment for this property or require further information.

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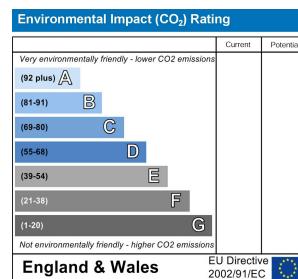
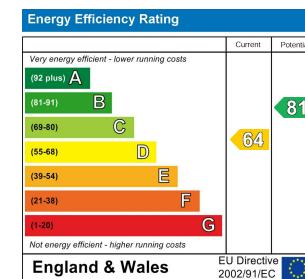
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## Energy Efficiency Graph



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